



Los Angeles County  
Department of Regional Planning

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*Planning for the Challenges Ahead*



Bruce W. McClendon FAICP  
Director of Planning

July 19, 2007

TO: Librarian  
Palmdale City Library  
700 E Palmdale Blvd  
Palmdale, CA 93550

FROM: Josh Huntington, AICP  
Regional Planning Assistant II  
Department of Regional Planning  
Land Divisions Section  
320 West Temple Street, Room 1382  
Los Angeles, California 90012

**SUBJECT: TENTATIVE PARCEL MAP NO. 062944**  
**Northeast of the intersection of Sierra Highway and Hypotenuse Road**

The subject project is scheduled for a Public Hearing before the Hearing Officer of Los Angeles County on August 21, 2007.

Please have the materials listed below available to the public through August 31, 2007.

If you have any questions regarding this matter, please contact Josh Huntington of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments: 1. Copy of Tentative Parcel Map No. 062944 dated January 10, 2007  
2. Land Use Map  
3. Notice of Public Hearing  
4. Draft Factual  
5. Draft Department Reports, Draft Conditions



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

NOTICE OF PUBLIC HEARING FOR  
PROPOSED LAND DIVISION  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Bruce W. McClendon FAICP  
Director of Planning

**TENTATIVE PARCEL MAP NO. 062944**

Notice is hereby given that a Hearing Officer of Los Angeles County will conduct a public hearing concerning this proposed land development on Tuesday, August 21, 2007, at 9:00AM, in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The doors will open at 8:30AM. Interested persons will be given an opportunity to testify.

A Mitigated Negative Declaration has been prepared for this project. The draft environmental document concludes that the project design and/or suggested conditions will adequately mitigate the impacts of the proposed development to a level of no significance. Notice is hereby given that the County of Los Angeles will consider a recommendation to adopt a Mitigated Negative Declaration.

**Project description:** The Parcel Map proposes to create four (4) single-family parcels on a 20.9 gross acre property. The triangular-shaped subject property is currently vacant, except for a small telecommunication facility shed near the southeast corner of the property.

**Project location:** The property is located northeast of the intersection of Sierra Highway and Hypotenuse Road, within the unincorporated community of Acton and in the Soledad Zoned District of Los Angeles County.

This project does not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Josh Huntington. You may also obtain additional information concerning this case by phoning Josh Huntington at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Hearing Officer at or prior to the public hearing.

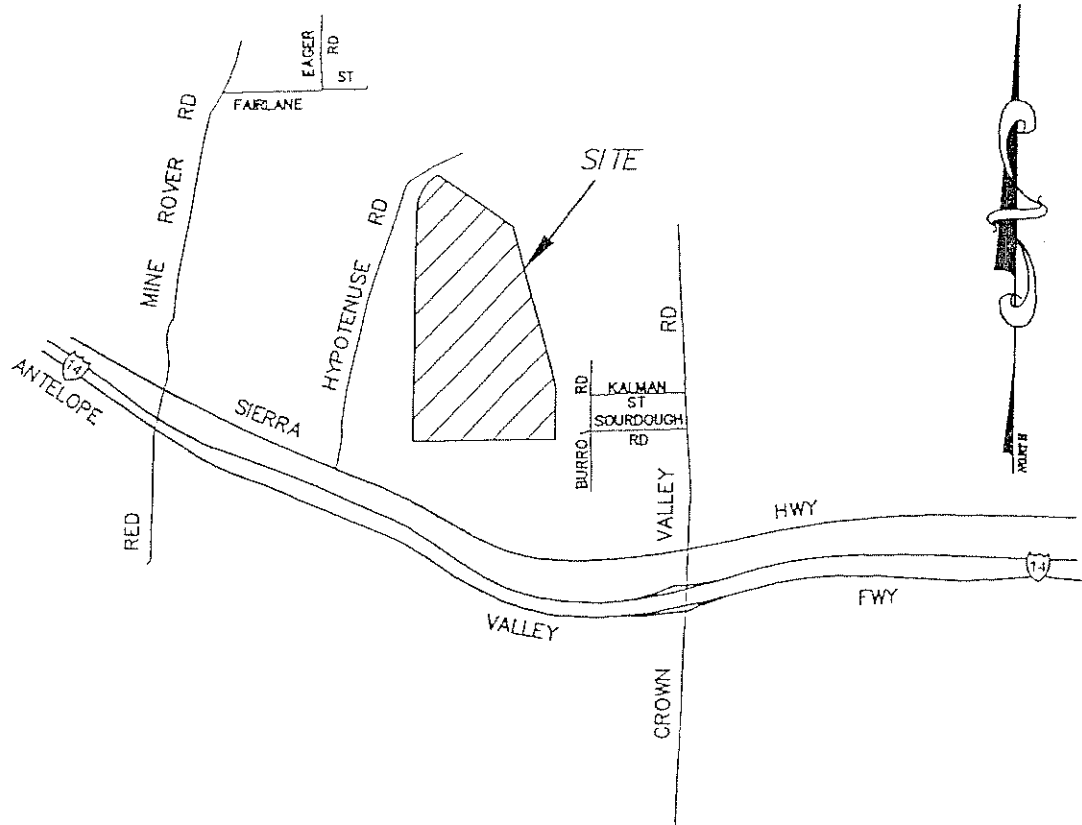
Case materials are available for inspection during regular working hours at the Department of Regional Planning, Land Divisions Section, Room 1382, Hall of Records, 320 West Temple Street, Los Angeles, California 90012; Telephone (213) 974-6433. Public service hours: 7:00 a.m. to 5:30 p.m., Monday through Thursday. **Our office is closed on Fridays.** These materials will also be available for review beginning July 21, 2007 at the Palmdale City Library located at 700 E Palmdale Blvd, Palmdale, CA 93550 (661) 267-5600. Selected materials are also available on the Department of Regional Planning website at <http://planning.lacounty.gov>.

BRUCE W. McCLENDON, FAICP  
Planning Director

**"ADA ACCOMMODATIONS:** If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

**"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para crear 4 lotes de familia singular en 20.9 acres total. La audiencia publica para considerar el proyecto se llevará acabo el 21 de agosto de 2007. Si necesita mas información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-6466."**

# VICINITY MAP



**DEPARTMENT OF REGIONAL PLANNING  
TENTATIVE PARCEL MAP NO. 062944**

**Map Date: January 10, 2007**

**DRAFT CONDITIONS:**

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code"), including the requirements of the A-1-2 and A-2-2 zones.
2. Label the driveways as "Private Driveway and Fire Lane" on the final map.
3. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs"), or any other maintenance agreement, to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.
4. Post the shared driveways as "No Parking" and provide for its continued enforcement in the CC&Rs or maintenance agreement. Submit a copy of this document to be recorded to Regional Planning prior to final map approval.
5. Provide in the CC&Rs or maintenance agreement a method for the continual maintenance of the common areas, including the driveways to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
6. Record reciprocal easements to grant access over the shared driveways. Provide a copy of the draft easements to Regional Planning prior to final map recordation.
7. In accordance with Section 21.32.195 of the County Code, the Subdivider or successor in interest shall plant or cause to be planted at least one (1) tree of a non-invasive species within the front yard each residential parcel for a minimum total of four (4) trees. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required tree.
8. A final parcel map is required. A waiver is not allowed.
9. The Subdivider shall defend, indemnify and hold harmless the County of Los Angeles ("County"), its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of the Government Code Section 65499.37 or any other applicable time period. The County shall promptly notify the Subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly to notify the

Subdivider of any claim, action or proceeding, or the County fails to cooperate fully in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

10. In the event that any claim, action or proceeding as described above is filed against the County, the Subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the Subdivider, or the Subdivider's counsel. The Subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the Subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.
  - b. At the sole discretion of the Subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the Subdivider according to the County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all the conditions set forth in the attached mitigation monitoring program and the attached reports recommended by the Los Angeles County Subdivision Committee.



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6433

PROJECT NO. **PM062944**  
PARCEL MAP NO. **062944**

RPC/HO MEETING DATE CONTINUE TO

AGENDA ITEM

# X

PUBLIC HEARING DATE  
XXXX XX, 2007

<b>APPLICANT</b> Manuel Soriano	<b>OWNER</b> Manuel Soriano	<b>REPRESENTATIVE</b> Ron Koester
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<b>REQUEST</b> Tentative Parcel Map: to create four (4) single family parcels on a 20.9 gross acre site.
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<b>LOCATION/ADDRESS</b> Northeast of the intersection of Sierra Highway and Hypotenuse Road. APN: 3217-019-010	<b>ZONED DISTRICT</b> Soledad Canyon
<b>ACCESS</b> Sierra Highway and Hypotenuse Road.	<b>COMMUNITY</b> Acton
	<b>EXISTING ZONING</b> A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area)

<b>SIZE</b> 20.9 gross acres	<b>EXISTING LAND USE</b> Vacant, with a telecommunications shed	<b>SHAPE</b> Triangular	<b>TOPOGRAPHY</b> Sloped
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**SURROUNDING LAND USES & ZONING**

<b>North:</b> Open Land (A-2-2)	<b>East:</b> Open Land (A-1-1)
<b>South:</b> Single Family Residential, Open Land, and the Sierra Highway (A-1-1)	<b>West:</b> Single Family Residential, Open Land (A-1-1), and (further away) Commercial (C-2)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Antelope Valley Areawide General Plan	Category N2 (Non-Urban 2)	10 Dwelling Units	Yes

<b>ENVIRONMENTAL STATUS</b> A Mitigated Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Through mitigation efforts, potential impacts to water quality and biota have been reduced to a level that represents no significant impact.
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<b>DESCRIPTION OF SITE PLAN</b> The Tentative Parcel Map dated January 10, 2007, depicts a subdivision of four (4) single-family parcels on a 20.9 gross acre property. The triangular-shaped subject property is currently vacant, except for a small telecommunication facility shed near the southeast corner of the property. The northerly two parcels (parcel 1 and parcel 2) will both be accessed off of Hypotenuse Road, via a 20-foot wide private driveway. The southerly two parcels (parcel 3 and parcel 4) will both be accessed off of Sierra Highway, via a 20-foot wide private driveway.
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<b>KEY ISSUES</b> <ul style="list-style-type: none"><li>A slope density analysis shows that the subject property contains slopes that are steeper than 25%. However, a Conditional Use Permit for Hillside management is not required in this case since the proposed density (four parcels) is below the minimum threshold of five (5) units that would require a Conditional Use Permit</li><li>PM062944 is a resubdivision of PM25036. The proposed density of PM062944 does not exceed the low density threshold for a Conditional Use Permit (CUP) both within it's own boundaries and within the underlying subdivision (PM25036) as a whole.</li><li>While the topography of the site is sloped and grading will be required to build houses on this site, no grading is proposed at this time. All proposed grading will be reviewed when future development is proposed.</li></ul>
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**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON</b>		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
<b>STAFF RECOMMENDATION (PRIOR TO HEARING)</b>		
<b>SPEAKERS*</b>	<b>PETITIONS</b>	<b>LETTERS</b>
(O) (F)	(O) (F)	(O) (F)

\*(O) = Opponents (F) = In Favo

## COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☒ No improvements \_\_\_\_\_ 20 Acre Lots \_\_\_\_\_ 10 Acre Lots \_\_\_\_\_ X 5 Acre Lots \_\_\_\_\_ Sect 191.2☐ Street improvements \_\_\_\_\_ Paving \_\_\_\_\_ Curbs and Gutters \_\_\_\_\_ Street Lights

\_\_\_\_\_ Street Trees \_\_\_\_\_ Inverted Shoulder \_\_\_\_\_ Sidewalks \_\_\_\_\_ Off Site Paving \_\_\_\_\_ ft.

☐ Water Mains and Hydrants☐ Drainage Facilities☐ Sewer☒ Septic Tanks☒ Other Sidewalks to meet ADA standards.☒ Park Dedication "In-Lieu Fee"

## SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

## ISSUES AND ANALYSIS

The following reports consisting of 9 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Quitclaim or relocate easements running through proposed structures.



7. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
8. Delineate proof of access to a public street on the final map.
9. The following note shall be placed on all tract and parcel maps with lot sizes of five acres or more: "Further division of this property to lot/parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to standard Los Angeles County development standards."
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
12. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
13. Grant ingress/egress and utility easements to the public over the private and future or future streets.
14. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
15. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 062944 (Rev.)

Page 3/3

TENTATIVE MAP DATED 01-10-2007  
EXHIBIT "A" MAP DATED 01-10-2007

16. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
17. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

Prepared by <sup>HW</sup> Henry Wong  
pm62944L-rev2.doc

Phone (626) 458-4915

Date 03-12-2007



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
SUBDIVISION PLAN CHECKING SECTION  
DRAINAGE AND GRADING UNIT

PARCEL MAP NO. 062944

REVISED TENTATIVE MAP DATED 01/10/07

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended (No grading is proposed on the Tentative Map).

=====

GRADING CONDITIONS:

1. Approval of this map pertaining to grading is recommended (No grading is proposed on the Tentative Map).

42 Name Lizbeth Cordova Date 02/28/07 Phone (626) 458-4921  
LIZBETH CORDOVA

**County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925**

**DISTRIBUTION**  
1 Geologist  
1 Soils Engineer  
1 GMED File  
1 Subdivision

**TENTATIVE PARCEL MAP** 62944  
**SUBDIVIDER** Soriano  
**ENGINEER** CRC Enterprises  
**GEOLOGIST** John Helms  
**SOILS ENGINEER** AZ Geo Technics, Inc.


**TENTATIVE MAP DATED** 1/10/07 (Revised)  
**LOCATION** Acton  
**REPORT DATE** 7/10/06  
**REPORT DATE** 9/26/05

☒ **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- ☒ The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☒ All geologic hazards associated with this proposed development must be eliminated,  
or  
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). \_\_\_\_\_ refer to the Soils Report(s) by \_\_\_\_\_, dated \_\_\_\_\_."
- ☒ The Soils Engineering review dated 2/21/07 is attached.

☐ **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☐ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☐ Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots \_\_\_\_\_
- ☐ The Soils Engineering review dated \_\_\_\_\_ is attached.

Prepared by  Reviewed by \_\_\_\_\_ Date 2/20/07  
Geir R. Mathisen

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office 8.2  
Job Number LX001129  
Sheet 1 of 1

Ungraded Site Lots  
Tentative Parcel Map 62944  
Location Acton  
Developer/Owner Soriano  
Engineer/Architect CRC Enterprises  
Soils Engineer A.Z. Geo Technics, Inc. (GT-2779-S)  
Geologist John Helms

DISTRIBUTION:

☐ Drainage  
☐ Grading  
☐ Geo/Soils Central File  
☐ District Engineer  
☐ Geologist  
☐ Soils Engineer  
☐ Engineer/Architect

Review of:

Revised Tentative Parcel Map Dated by Regional Planning 1/10/07  
Geotechnical Report Dated 9/26/06  
Geologic Report Dated 7/10/06  
Previous Review Sheet Dated 9/26/06

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

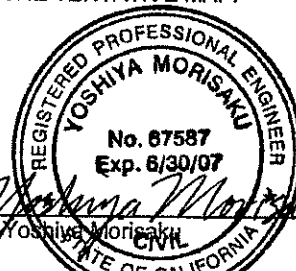
REMARKS:

As previously requested:

1. At the grading plan stage, show recommended limits and depth of removal and recompaction on the grading plans. On Page 14 of the submitted soils report dated 9/26/06, it indicates that 8 feet of removal and recompaction is recommended on the subject site. Verify the limits and depth of the soils susceptible to hydroconsolidation.
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

- A. THE ON-SITE SOILS ARE MODERATELY CORROSIVE TO FERROUS METALS.
- B. EASEMENTS E, F, AND G MUST BE SHOWN ON THE TENTATIVE MAP.



Reviewed by \_\_\_\_\_ Date 2/21/07

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.  
P:\Yosh\62944TentPMaa

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
PARCEL MAP NO. 62944 (Rev.)

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TENTATIVE MAP DATED 01-10-2007  
EXHIBIT MAP DATED 01-10-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Re-offer of private and future right of way 32 feet from centerline on Hypotenuse Road.
2. Whenever there is an offer of a private and future street, provide a drainage statement/letter.
3. Dedicate slope easement along the property frontage on Hypotenuse Road to the satisfaction of Public works.

*HW*  
Prepared by Allan Chan  
pm62944r-rev2.doc

Phone (626) 458-4915

Date 03-08-2007

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
PARCEL MAP NO. 062944 (Rev.)

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TENTATIVE MAP DATED 01-10-2007  
EXHIBIT MAP DATED 01-10-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. This is a 5+ acres subdivision.

*HW*  
Prepared by Julian Garcia/Allen Ma  
pm62944s-rev2.doc

Phone (626) 458-4921

Date 03-07-2007

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
PARCEL MAP NO. 062944 (Rev.)

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TENTATIVE MAP DATED 01-10-2007  
EXHIBIT MAP DATED 01-10-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. This is a 5+ acres subdivision.

*HW*  
Prepared by Tony Hui  
pm62944w-rev2.doc

Phone (626) 458-4921

Date 03-12-2007





# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

Joshua

### CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: P.M. 62944 Map Date January 10, 2007 - Ex. A

C.U.P. \_\_\_\_\_ Map Grid 2808D

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: **A 20' all weather access private driveway and firelane is required for Lots 1 & 2 off Hypotenuse Rd. and a 20' all weather access private driveway and firelane of the private easement from Sierra Hwy. to Lots 3 & 4. An approved Fire Department turnaround is required for both driveways. Provide a note on the Final Map clearly describing the access to the property.**

By Inspector: Janna Masi Date April 24, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

**CLEARED FOR PUBLIC HEARING**



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. P.M. 62944 Tentative Map Date January 10, 2007 - Ex. A

Revised Report YES

- ☒ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☐ The required fire flow for public fire hydrants at this location is \_\_\_\_\_ gallons per minute at 20 psi for a duration of \_\_\_\_\_ hours, over and above maximum daily domestic demand. \_\_\_\_\_ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is \_\_\_\_\_ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing \_\_\_\_\_ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install \_\_\_\_\_ public fire hydrant(s). Verify / Upgrade existing \_\_\_\_\_ public fire hydrant(s).
- Install \_\_\_\_\_ private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location: \_\_\_\_\_
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: \_\_\_\_\_

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masin Date April 24, 2007



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 62944      DRP Map Date: 01/10/2007      SCM Date: / /      Report Date: 03/07/2007  
Park Planning Area # 43B      AGUA DULCE / ACTON      Map Type: REV. (REV RECD)

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.04
IN-LIEU FEES:	\$1,586

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$1,586 in-lieu fees.

Trails:

See also attached Trail Report. Santa Clarita Trails Advisor Committee (SCVTAC) - For trail requirements, please contact Rober Ettleman, Interim Trails Coordinator at (213) 351-5134.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:

James Barber, Advanced Planning Section Head

Supv D 5th  
March 07, 2007 07:55:23  
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**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map # <b>62944</b>	DRP Map Date: <b>01/10/2007</b>	SMC Date: <b>/ /</b>	Report Date: <b>03/07/2007</b>
Park Planning Area # <b>43B</b>	<b>AGUA DULCE / ACTON</b>	Map Type: <b>REV. (REV RECD)</b>	

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P)\text{people} \times (0.003) \text{ Goal} \times (U)\text{nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 4 = Proposed Units 4 + Exempt Units 0

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.11	0.0030	4	0.04
M.F. < 5 Units	2.02	0.0030	0	0.00
M.F. >= 5 Units	2.51	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				<b>0.04</b>

Park Planning Area = **43B AGUA DULCE / ACTON**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.04	\$39,648	<b>\$1,586</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.04	0.00	0.00	0.04	\$39,648	<b>\$1,586</b>



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION  
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

March 12, 2007

**NOTICE OF TRAIL REQUIREMENT  
FOR TRACT MAPS AND PARCEL MAPS**

**Tentative Parcel Map #: 62944**

**Date on Map: January 10, 2007**

No County trail required. However, a **Santa Clarita Trails Advisory Committee Trail** does cross a future street easement and road easement that is granted to the Applicant by the adjacent property owner. The Applicant currently does not plan to improve said street and road easements and will allow it to remain unpaved. Therefore the map is approved with the following condition:

**X**

If the Applicant does construct an all weather access road in the future for the street easement or road easement, than such road improvements would be subject to the Department of Parks and Recreation's Trails Standards.

\*\*\*\*\*

Dedications and the exact following language should be shown for trail dedications on the first phase of final map.

Title Page: We hereby dedicate to the County of Los Angeles a **20** foot wide trail easement for riding and hiking purposes.

**X**

IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL MUST ACCOMPANY THE WAIVER.

For any questions concerning trail alignment or other trail requirements, please contact Robert Ettleman at (213) 351-5134. Your compliance to this request is appreciated

Robert Ettleman, Interim Trails Coordinator



COUNTY OF LOS ANGELES

# Public Health

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JOHN F. SCHUNHOFF, Ph.D.**  
Chief Deputy

Environmental Health  
**TERRANCE POWELL, R.E.H.S.**  
Acting Director of Environmental Health

Bureau of Environmental Protection  
Mountain & Rural/Water, Sewage & Subdivision Program  
5050 Commerce Drive, Baldwin Park, CA 91706-1423  
TEL (626)430-5380 · FAX (626)813-3016  
[www.lapublichealth.org/eh/progs/envirp.htm](http://www.lapublichealth.org/eh/progs/envirp.htm)



## BOARD OF SUPERVISORS

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Fifth District

March 7, 2007

RFS No. 07-0003806

Parcel Map No. 062944

Vicinity: Big Mountain Ridge

Tentative Parcel Map Date: January 10, 2007 (2<sup>nd</sup> Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Parcel Map 062944** has been cleared for public hearing. The following conditions still apply and are in force:

1. **Prior to installation of any septic system**, a more detailed analysis, including site inspection by the Department will be completed in accordance with the Los Angeles County Plumbing Code and the Los Angeles County Health and Safety Code. Any factors that may influence the efficient operation of the private sewage disposal systems will be evaluated. The fast percolation rates discovered on parcels 2 and 3 requires enhanced treatment systems.
2. Public sanitary sewers are not available within 200 feet of any part of the proposed subdivision and each parcel is dependent upon the use of individual private sewage disposal systems.
3. **In the event that the requirements of the plumbing code cannot be met on certain parcels, due to future grading or for any other reason, the County of Los Angeles Department of Public Health will deny issuance of a building permit for the construction of homes on these parcels.**
4. Potable water will be supplied by the **Los Angeles County Water Works District #37**, a public water system, which will provide water connection and service to all parcels. The "will serve" letter from the water company has been received and approved.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

A handwritten signature in black ink, appearing to read "Becky Valenti", written over a horizontal line.

Becky Valenti, E.H.S. IV

Mountain and Rural / Water, Sewage, and Subdivision Program